



15A NORTH STREET, WILTON, SALISBURY, WILTSHIRE SP2 0HA

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**BAXTERS**  
PROPERTY & LAND AGENTS



**15A NORTH STREET, WILTON, WILTSHIRE, SP2 0HA**  
**PRICE GUIDE: £149,000**

15a North Street is a first floor flat with roof terrace and attractive views over Wilton rooftops towards the Italianate church from the rear and, from the front, across North Street, Russell Street and old St Mary's Church.

The accommodation is larger than expected with the main staircase giving access in to an entrance hall. The sitting room is light and airy with a raised feature period cast iron fireplace and double doors leading on to a private West facing roof terrace.



The kitchen has been fitted with an extensive range of modern cupboards, drawers and work surfaces; there is space by the window for a small table and chairs. There is a double bedroom with a similar outlook to the kitchen across to the old St Mary's church. The bathroom has been fitted with a modern white suite and has a large feature window allowing lots of natural light to flow in to the room.

An ideal first time purchase or investment, the flat is presented for sale in excellent overall condition, is centrally heated via a mains gas fired boiler to radiators and retains the original box sash windows. Other period style features include architraves, panelled interior doors, door casings and surrounds.

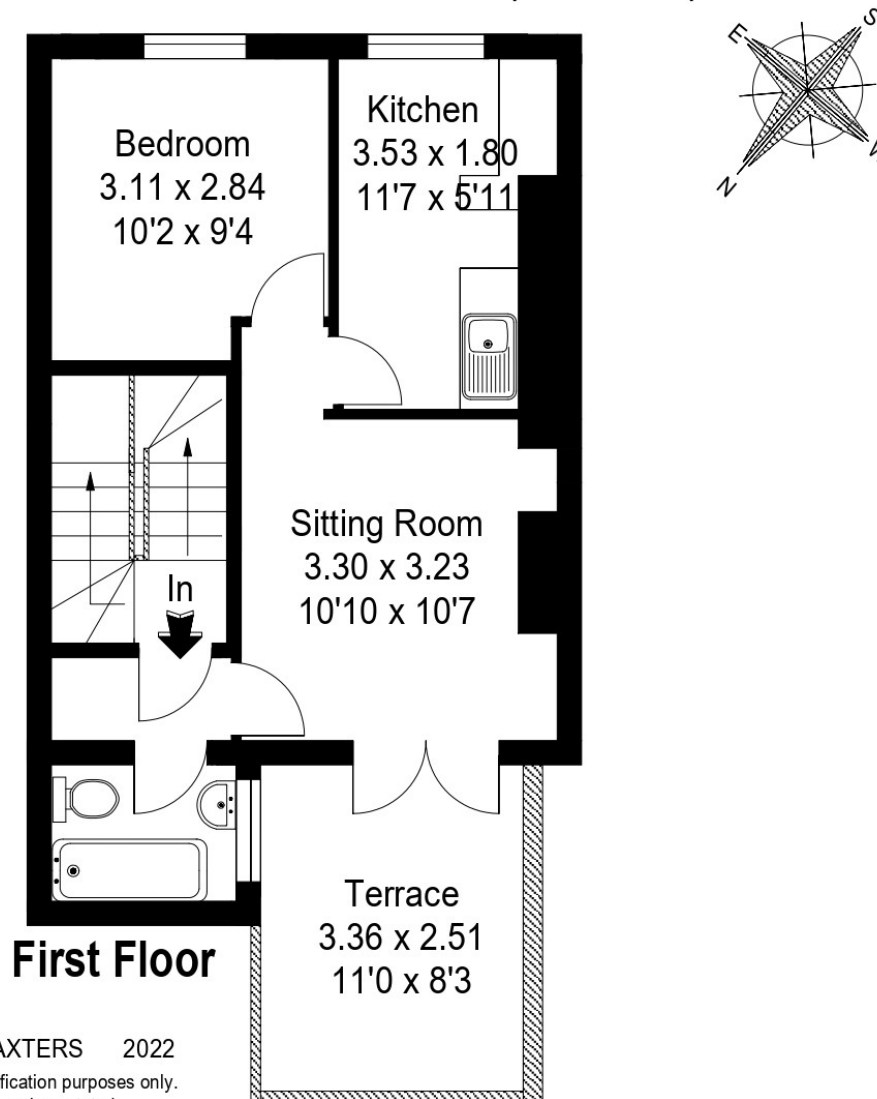
Access to the property is off North Street via a ground floor entrance and staircase shared with the top floor flat. Parking is available within the general vicinity.

**LOCATION:** Located near the centre of the historic town of Wilton, (the ancient capital of Wessex), the property is within walking distance of the market square (and weekly market) and a range of shops including a small supermarket, baker, hardware store, coffee shop, chemist, hairdresser, interior design shop and florist. There are churches for a number of denominations, pubs, a primary school, two doctors' surgeries, an optician and dental practises within the town. The cathedral city of Salisbury is approximately three miles away where there is a more extensive range of shopping, social and educational amenities, hospital and a twice weekly market. The property is in reasonably close proximity to good walking country and Grovely woods.



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Approximate Gross Internal Area :- 33 sq m / 357 sq ft



PRODUCED FOR BAXTERS 2022  
This illustration is for identification purposes only.  
Not drawn to scale, unless stated.

**AGENTS NOTE:** The property will be available with a new lease.

**TENURE AND SERVICES:** Local Authority: Wiltshire Council. Council Tax: Band A - £1,478.88 for year 2023/2024. Tenure: Leasehold. The Ground Rent is set at £150 per annum. Building Insurance and the cost of maintenance of the common parts is shared proportionately between the two flats and the ground floor office. Gas central heating. All mains services connected.

**DIRECTIONS:** From the cathedral city of Salisbury proceed in a westerly direction along the A36 Wilton Road, passing the garden centre on your left. On the outskirts of Wilton at the roundabout, take the first exit left on to the A30 Minster Street. Follow the road passing Wilton House on your left hand side. Progress through the right hand bend and take the turning on the right immediately after the Pembroke Arms into Russell Street. Proceed to the end of Russell Street which is a T junction with North Street. Number 15 will be found immediately to your front. 15a occupies the first floor.

**DECLARATION:** For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Ref: 10533